

**Town of Garner
Town Council Agenda
March 2, 2015**

The Garner Town Council met in a Work Session at 4:00 p.m. on Monday, March 2, 2015 in the Town Hall Council Meeting Room.

A. CALL MEETING TO ORDER

Mayor Williams, Mayor ProTem Marshburn, Council Members Behringer, Kennedy, and Johns. Council Member Gra Singleton was absent.

B. DISCUSSION ITEMS:

1. Water/Sewer Allocation Policy Revisions
Presenter: Brad Bass, Planning Director

Action: Update on proposed revisions; place on March 17, 2015 Council Agenda.

2. US 401 Sign Location
Presenter: Jeff Triezenberg, Assistant Planning Director

Action: Directed staff to gather additional information on proposed sites 4 & 6 and present to Council in 30-60 days.

3. Personnel Policies Revision - Starting Salaries
Presenter: Hardin Watkins, Town Manager

Action: Move forward with policy as presented; Place Resolution on March 17, 2015 agenda; Council to be notified when negotiations begin with exceptionally well qualified candidates.

C. REPORTS

1. 2013 Bond Project Tracking Report
Presenter: Tony Chalk, Town Engineer

Action: Information Only

2. Nextdoor for Public Agencies
Presenter: Chris Adams, Garner Police Department

Action: Directed staff to pursue establishing the Town as an agency in Nextdoor.

3. Garner Police Department Traffic Study
Presented by: Chief Zuidema

Action: Information Only

D. ADJOURNMENT: 6:05 P.M.

The Garner Town Council went to regular session at 7:00 P.M.

A CALL MEETING TO ORDER/ROLL CALL: Mayor Ronnie Williams

Mayor Williams, Mayor Pro Tem Marshburn, Council Member Behringer, Council Member Johns, Council Member Kennedy, Council Member Singleton

B PLEDGE OF ALLEGIANCE: Garner Veterans of Foreign Wars

C INVOCATION: Michael Touchon, First Baptist Church

D PETITIONS AND COMMENTS

Ronnie Johnson, representing the Garner VFW, Post 10225, reported they are bringing a new building to Garner. Mr. Johnson said they have been denied because of not having the required number of parking spaces, 8 more are needed. He asked the Council if they can help them get into their new building. Garner needs a new VFW building; they have been in the current one for 30 years.

Council Member Marshburn said the Council usually refers these items to staff for consideration.

Mr. Watkins said Mr. Bass is waiting for a site plan submittal and there is the possibility of working with neighbors to obtain parking. Mr. Johnson said the Town wanted neighbors to sign a contract authorizing use of the property; the neighbors are not willing to sign a contract that will allow the VFW to use the parking every year. Mr. Watkins said he will meet with Mr. Bass to see if they can work out a solution. Mr. Johnson noted that they only need 8 spaces and the road in front of the building has never been used. Mr. Watkins asked Mr. Dickerson to provide his card to Mr. Johnson and to give him a call regarding working out a solution.

E ADOPTION OF AGENDA – Mayor Williams noted a revised agenda has been presented; it rearranges a couple of items.

Motion: Marshburn
Second: Behringer
Vote: Unanimous

F PRESENTATIONS

1. Retirement Recognition

Lt. Len Hatcher will retire after serving more than 27 years at the Town of Garner and 30 as a law enforcement officer.

Presenter: Hardin Watkins, Town Manager and Brandon Zuidema, Police Chief

G CONSENT

1. Minutes from January 27, 2015 and February 2, 2015

Action: Adopt Minutes

2. Resolution to Surplus Service Weapon and Badge of Lt. Len Hatcher

Recognize Service Weapon and Badge of Lt. Len Hatcher as disposable property so that it can be awarded to him in recognition of his retirement from the Town after 26.5 years of service and 30 years of service as a law enforcement officer.

Action: Adopt Resolution No. (2015) 2238

3. Wake County Tax Report

The Wake County Board of Commissioners has approved non-cash rebates in the amount of \$1,401.77 for the period from December 1 – December 31, 2014 and are presented for approval.

Action: Approval of Tax Releases

4. Resolution Requesting Collaboration with Wake County Public School Systems (WCPSS) Regarding School Resource Officer Program

This Resolution requests WCPSS open a dialogue with the Town and other municipal partners regarding the current SRO funding model, the significant financial responsibility the current model places on the Town, and the need for an updated SRO funding model that more appropriately attributes the costs to all Wake County citizens.

Action: Adopt Resolution No. (2015) 2237

Motion: Kennedy
Second Marshburn
Vote: Unanimous

H PUBLIC HEARINGS

1. Special Use Permit, SUP SP 14-03, Skyway Towers
Presenter: Jenny Saldi, Planning Department

Skyway Towers LLC is requesting site plan approval for the construction of a telecommunications tower to be located on a 5-acre tract at 9700 Jordan Road. The Planning Commission reviewed this plan at their meeting on January 12, 2015 and voted unanimously to recommend approval of SUP-SP-14-03, Skyway Towers, with the three conditions specific to the site that are listed on the enclosed permit. The public hearing for this project was recessed from the February 2, 2015. Weather conditions caused the meeting on February 17 and February 25 to be cancelled.

Action: Find Application Complete; Grant permit subject to 1) Prior to issuance of a building permit, the lease lot and easements shall be recorded; 2) Prior to issuance of a building permit, a structural analysis shall be submitted and 3) All requirements of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) shall be met.

Motion : Singleton
Second: Kennedy
Vote: Unanimous

2. Conditional Use Permit Site Plan, CUP-SP-15-02, Longhorn Steakhouse
Presenter: Ms. Jenny Saldi, Planning Department

Longhorn Steakhouse, Rare Hospitality International, Inc., is requesting a conditional use permit site plan to develop a Longhorn Steakhouse, CUP-SP-15-02. The property is 2.13-acres located at 300 Conservation Road. The Planning Commission unanimously recommended approval.

Action: Find Application Complete; Grant permit subject to: Prior to issuance of a building permit, the Fire Inspector shall receive information on water flow to meet fire protection requirements.

Motion: Kennedy
Second: Marshburn
Vote: Unanimous

3. Economic Development Incentive Agreement, Overland Contracting
Presenter: Rodney Dickerson, Assistant Town Manager - Operations

The nature of the proposed incentive is the payment of \$70,000 over four (4) years beginning in 2016/2017 in consideration of and as a result of the proposed creation of 89 new jobs and a financial investment of approximately \$8,400,000 in the Town of Garner which will add significant revenues to the Town's tax base to support Town functions for its citizens and lessen future burdens on its existing taxpayers.

Action: Continue to March 17, 2015 Meeting

I Old/New Business

1. Resolution Authorizing Sale of General Obligation Bonds
Presenter: Emily Lucas, Finance Director

This Resolution authorizes the sale of \$14.67 million in General Obligation Bonds on March 17, 2015. The sale is comprised as follows: \$5.459 million in Parks & Recreation Bonds; \$1.274 million in Streets & Sidewalk Bonds; \$7.5 million in Public Safety & Service Facility Bonds (Town Hall); and \$437,000 in Downtown Redevelopment Bonds. Tom Lee and Jon Mize from Womble, Carlyle, Sandridge & Rice (WCSR) will be on hand as legal counsel for the bond sale proceedings, and staff from Davenport (financial consultants) will be here to answer any questions related to the sale (projected interest rates, etc.).

Action: Adopt Resolution No. (2015) 2239

Motion: Singleton
Second: Kennedy
Vote: Unanimous

2. Ordinance for General Use Rezoning, Z-14-01, I-2 to R-15, Wilmington Road
Presenter: Jeff Triezenberg, Assistant Planning Director

Barbara Mitchell and Sondra Hamlin have petitioned to rezone a 4.359 acre tract of land located on Wilmington Road from I-2 to R-15. An initial request to re-zone from I-2 to R-20 was heard by the Council at a public hearing on January 5, 2015; this hearing was continued until the February 2, 2015 meeting. After consideration and further discussions with staff; the applicants agreed to amend their request. The overall effect of this amendment would be to allow slightly smaller lots but remove agriculture/silviculture from the list of permitted uses. A protest petition has been submitted.

Action: This item is continued until March 17, 2015

Motion: Marshburn
Second: Behringer
Vote: Unanimous

3. Proposed Mid-Year Revisions to Position Classification Plan
Presenter: Hardin Watkins, Town Manager

The 2014-2015 Pay and Classification Study was recently conducted by Pat Thomas of The MAPS Group. After reviewing market salary data and the position descriptions, Ms. Thomas recommended reclassifying several positions to higher pay grades. These recommendations have been reviewed and will be included as part of the budget approval process. Two of the positions that have been recommended for higher pay grades are currently vacant and staff requests approval of the pay plan at this time for 1) Human Resources Director position from pay grade 32 to pay grade 34 and 2) Senior Administrative Support Specialist (Planning Department) from pay grade 19 to pay grade 20.

Action: Approved Revised Pay Plan Classification

Motion: Kennedy
Second: Behringer
Vote: Unanimous

J COMMITTEE REPORTS - None

K MANAGER REPORTS

1. Garner info
2. Sign and Zoning Violations
3. Building Permit Activity for January 2015

L ATTORNEY REPORTS

The nuisance enforcement Consent Judgment for Eduardo Fernandez, 2611 Cravenrdige Drive has been filed. Mr. Anderson will monitor activity.

M COUNCIL REPORTS

Council Member Kennedy

- Reported Legislators responsible for transportation spending agreed that NC faces a widening revenue shortfall of “crisis” proportions, and began talking about ways to close the transportation money gap. Sen. Bill Rabon stated they are looking at between a \$30 billion gap just to stay up and a \$90 billion gap to do what needs to be done. Mr. Kennedy said we may need to look at doing something on our own.

Council Member Singleton:

- Thanked Public Works for the great job done of clearing streets during the snow events and commended Allstar Waste Services for keeping up as best they could.

Council Member Marshburn:

- Visited Public Works last week and at least one or more employees spent a lot of hours to make sure trucks were still running with sharp blades for snow/ice removal.
- Noted the memo provided by staff that Garner has received over \$4 million from Wake County Community Development Block Grant programs over the last 20 years.

Council Member Behringer

- Reported hearing from Sen. Barefoot’s office and that Vandora Springs Road resurfacing may begin in early June

N ADJOURNMENT: 8:15

Motion: Kennedy
Vote: Unanimous